

FREDERICK COUNTY PLANNING COMMISSION

**MARCH 18, 2009**

**MINUTES**

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**COMMISSION MEMBERS PRESENT:**

Joseph Brown  
Richard Floyd  
Catherine Forrence, Vice Chair

John McClurkin  
Audrey Wolfe, Chair  
Robert White, Secretary

**COMMISSION MEMBERS ABSENT:**

Kai Hagen, Liaison to BoCC

**PLANNING STAFF PRESENT:**

Eric Soter, Director  
Mark Depo, Deputy Director  
Jim Gugel, Chief Comp. Planner  
Amber DeMorett, GIS Manager

Denis Superczynski - Planner  
John Thomas, Planner  
John Dimitriou, Planner  
Tim Goodfellow, Planner

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**9:30 A.M.**

MORNING SESSION

**MS. WOLFE BROUGHT THE MEETING TO ORDER AT 9:30 AM.**

**1) MINUTES ..... APPROVAL**

A) January 21, 2009

**MOTION:** Commissioner White made a motion to approve the minutes. Commissioner Brown 2<sup>nd</sup> the Motion.

**6-0-1-0**

**Yea - 6** (Brown, Floyd, Forrence, McClurkin, White, Wolfe), **Nay – 0**, **Absent – 1** (Hagen), **Abstain – 0**

**Motioned Carried**

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**2) PLANNING COMMISSION .....COMMENTS**

Commissioner Floyd commented that he had outside individuals tell him they were tuning into the FcPc Broadcasts.

Commissioner Brown noted he received negative comments from landowners regarding changes made at a recent FcPc's meeting and for the lack of notification they received or notice for potential significant changes (*expansion of Middletown's growth Lines*). Commissioner White commented that "it was Middletown itself not sending out notifications"; and that the County has a very good process for public notification and meeting notification.

**3) AGENCY COMMENTS/AGENDA .....BRIEFING**

Director Soter noted that tomorrow, March 19, 2209, the BoCC was having a discussion on the extension of time frame approvals for various site plans.

Chief Planner Gugel noted that also schedule tomorrow was the County Municipal meeting on APFO and Growth Policies in general. Commissioner White inquired about notifying "Chesapeake Bay" Foundation that they were not promoting sprawl. Director Soter noted that this was communicated when he met with agencies and had opportunities (Planning Director's Roundtable, etc).

There was discussion regarding future planned joint meetings with the BoCC and The Frederick City Planning Division.

**4) COUNTYWIDE COMPREHENSIVE PLAN .....INFORMAITONAL WORKSHOP #25:** Continuation of the Countywide Comprehensive Plan Update (Jim Gugel)

**A) FREDERICK REGION:**

- i) Ballenger Creek**
- ii) Frederick Southeast (MD 85/355 area)**

Planner Dimitriou presented the distinctions of the three community growth areas – Frederick, Ballenger Creek, and Frederick Southeast. He also noted the portion of Ballenger Creek in the Adamstown Region is included in the Frederick Region. The intent of the County is to match the City’s growth area boundary. He noted the growth area had been modified to match property line first and significant features second.

There was discussion on the growth area, its boundaries, and where zoning had been changed.

He continued to show the mapping area on the overhead screen and note where land use plan designations have been made / proposed to match zoning.

Commissioner White inquired if Planner Dimitriou felt there were any substantive / significant changes. Planner Dimitriou noted that it was basically “clean up” no other strategic objective. Chief Planner Gugel noted that the area is basically 95% built out and only Jefferson Technology Park and other small areas remain undeveloped.

Also highlighted / discussed were the Institutional plan designation, Public Open Space designations, and other general clean-up designation changes. Director Soter noted that there may be some changes to the Institutional designation and Zoning after the “once over the entire county” for the Zoning Ordinance update with the BoCC.

Chief Planner Gugel made the comment that they are retaining the connection of Shockley Drive - between Rt. 85 with a bridge over I-270 - to Spectrum Drive preserving the idea from the 2002 Frederick Region Plan. In addition, extension of Genstar Drive from Rt. 355 to Reichs Ford Road was brought up.

Director Soter noted some other consideration being evaluated including the changing the Wicks Lumber site from GI to mixed use designation. Commissioner Brown expressed his opinion that the GI designation should be removed because of the battlefield. Director Soter expressed some of the ideas being considered.

Commissioner Floyd brought up the concept of the “Gateway to the County” and discussion was continued.

**PUBLIC COMMENT:** None

**B) Review of Resource Conservation mapping:**

Chief Planner Gugel noted that changes had been made, as last requested/discussed with the FcPc. Planner Goodfellow and Director Soter responded to comments and noted that the changes they were making gave the mapping designation more consistent parameters - using forestland, 100-year flood plan, state’s green infrastructure hub and steep slopes. Some of the members of the FcPc commented

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PLEASE NOTE BOTH AUDIO AND VIDEO TAPES ARE AVAILABLE UPON REQUEST.

about changing the designation in Emmitsburg area which is identified as a state Green Infrastructure Hub. Chief Planner Gugel noted reasons why they were proposing changing designation name and the lack of detail in the state map.

Director Soter noted a review of the area for Open Space/Recreation designation would need to occur before a commitment to adjusting could be committed. Commissioner Brown noted, regarding the Easterday property, that Mr. Easterday had communicated with him the desire to have the property's designation from RC back to Agricultural. Chief Planner Gugel highlighted two Forested areas identified outside of the mountain areas – west of Libertytown and area near Lilly Ponds.

\* \* \* BREAK - RECONVENED \* \* \*

**5) ANNUAL TRANSPORTATION PRIORITIES REVIEW .....RECOMMENDATION**

A) Review the [Annual Transportation Priorities Review](#) which includes highway, transit, and bicycle/pedestrian facility projects and recommend priorities to the Board of County Commissioners. (John Thomas)

**STAFF PRESENTATION:** The Annual Transportation Priorities Review includes the state primary and secondary highway project priorities review with a review of other transportation needs and priorities. The scope of the review encompasses short and long term priorities. Comments and recommendations will be forwarded to the Board of County Commissioners (BoCC) and the Maryland State Delegation for their consideration and final approval. The priority listings for State projects are then transmitted to the appropriate State agencies.

Planner Thomas noted changes made since the previous State Consolidated Transportation Program (CTP) had been reviewed and updated the FcPc on the status of various projects. Discussion included, funding, PFA's, projects deferred due to the 9/08 state revenue reduction, and projects received funding since report was completed. Planner Thomas noted Phase 2D (South East Street to Rt. 70) had been deferred. He also noted other projects, and municipalities that had projects, deferred. The priorities noted on the list include the deferred projects. He pointed out "shovel ready" projects listed on page 7 & 8. Questions on individual projects were asked by FcPc.

Discussion included County CIP, the fact that an inflation factor is not built into CTP, BRAC, law to govern "green", money to support the infrastructure, bridges being built to supported widening, safety umbrella, truck traffic, streetscape, local transit carry-overs and expanding improvements including rail and airport.

**STAFF RECOMMENDATION:** Planner Thomas noted that the projects on the list are the priorities and the recommendations for requesting funding from the state; in many cases they are carryover projects from previous years and the same projects/corridors the FcPc has noted need to be addressed.

**MOTION #1:** Commissioner White made a motion to add a Secondary Highway Project Planning request for MD 75 improvements as the #4 priority. Seconded by Commissioner Forrence;

**6-0-1-0**

**Yea - 6 (Brown, Floyd, Forrence, McClurkin, White, Wolfe), Nay – 0, Absent – 1 (Hagen), Abstain – 0**

**Motioned Carried**

**MOTION #2:** Commissioner White made a motion to include the notation to County Highway Priorities section supporting the extension of Royal Oaks Drive in New Market to MD 75. Seconded by Commissioner Brown;

**5-1-1-0**

**Yea - 5 (Brown, Floyd, McClurkin, White, Wolfe), Nay – 1 (Forrence), Absent – 1 (Hagen), Abstain – 0**

**Motioned Carried**

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MOTION #3: Commissioner White made a motion to add a notation to County Highway Priorities section supporting the limiting the widening of single lane bridges except in the cases of required capacity or safety improvements. Seconded by Commissioner Brown;

**6-0-1-0**

**Yea - 6** (Brown, Floyd, Forrence, McClurkin, White, Wolfe), **Nay – 0, Absent – 1** (Hagen), **Abstain – 0**  
**Motioned Carried**

MOTION #4: Commissioner White made a motion to approval of the 2009 Annual Transportation Priority Review with adjustments as discussed. Seconded by Commissioner Brown;

**6-0-1-0**

**Yea - 6** (Brown, Floyd, Forrence, McClurkin, White, Wolfe), **Nay – 0, Absent – 1** (Hagen), **Abstain – 0**  
**Motioned Carried**

Also noted/recommended were:

- That estimate to State Highway Needs Inventory for MD 144 from Meadow Road to MD 870G, Secondary Project #7.
- Request deletion of State Highway Needs Inventory Secondary Project #6 MD 140 reconstruct from Harnery Road to Tract Road.

**\*\* ADJOURNED MEETING \*\***

Respectfully Submitted,

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Audrey Wolfe, Chair

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